



Senate Bill No. 1238

Special Act No. 11-2

AN ACT CONCERNING THE BOUNDARY LINE BETWEEN THE TOWN OF TRUMBULL AND THE CITY OF BRIDGEPORT.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (*Effective from passage*) A part of the town of Trumbull, consisting of approximately 54.94 acres, as shown on a map entitled "BRIDGEPORT MULTI MAGNET HIGH SCHOOL, FAIRCHILD MEMORIAL PARK, FAIRFIELD, CONNECTICUT, DESCRIPTION OF INTERMUNICIPAL BOUNDARY LINE ADJUSTMENT BETWEEN TRUMBULL AND BRIDGEPORT, DTC PROJECT NUMBER: 06294, DTC DRAWING FILE: 06294SUB.dwg, SCALE 1" = 80', DRAWN BY: W.M., DATE: APR. 5, 11, CHECKED BY: R.P., SHEET SUB-1" prepared by Diversified Technology Consultants and described more particularly as follows: Commencing at a point in the easterly line of Old Town Road, said point being the southwest corner of land N/F The State Of Connecticut and labeled hereon as "proposed lot area legal description point of beginning"; thence heading southwesterly S85°45'37"W a distance of 25 feet (plus or minus) to a point at the centerline of Old Town Road, being the existing municipal boundary between Trumbull and Bridgeport ("the existing municipal boundary"); thence heading northwesterly along the existing municipal boundary N04°14'23"W a distance of 191.55 feet to a point; thence heading along the existing municipal boundary along a curve to

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the left having a delta angle of 32°33'21", radius of 302.46 feet and a curve length of 171.86 feet to a point; thence heading N53°12'15"E a distance of 25.00 feet (plus or minus) to a point being the northwest corner of land N/F The State Of Connecticut; thence heading N31°12'38"E a distance of 70.19 feet to a concrete monument; thence heading N30°50'55"E a distance of 101.06 feet to a point; thence heading N30°36'36"E a distance of 86.09 feet to a point; thence heading N30°07'39"E a distance of 59.46 feet to a point; thence heading N30°05'57"E a distance of 153.25 feet to a point; thence heading N30°13'27"E a distance of 32.37 feet to a point; thence heading N12°42'53"E a distance of 3.20 feet to a point; thence heading N48°42'20"E a distance of 193.63 feet to a point; thence heading N45°13'02"E a distance of 48.51 feet to a point; thence heading N47°13'15"E a distance of 94.13 feet to a point; thence heading N51°42'24"E a distance of 42.82 feet to a point; thence heading N42°35'18"E a distance of 35.47 feet to a point; thence heading N47°54'46"E a distance of 199.04 feet to a point; thence heading N58°19'23"E a distance of 54.88 feet to a point; thence heading S76°25'15"E a distance of 119.96 feet to a point; thence heading S75°00'40"E a distance of 66.48 feet to a point; thence heading S59°35'16"E a distance of 11.81 feet to a point; thence heading S75°54'27"E a distance of 40.26 feet to a point; thence heading S70°54'49"E a distance of 36.12 feet to a point; thence heading S78°31'14"E a distance of 18.50 feet to a point; thence heading S72°36'13"E a distance of 28.19 feet to a point; thence heading N28°56'46"E a distance of 55.20 feet to a point; thence heading N29°50'13"E a distance of 99.87 feet to a point; thence heading S63°55'07"E a distance of 142.69 feet to a point; thence heading S63°33'57"E a distance of 147.42 feet to a point; thence heading S78°50'00"E a distance of 503.29 feet to a point; thence heading S83°23'21"E a distance of 198.93 feet to a point; thence heading S75°19'13"E a distance of 17.67 feet to a point; thence heading S77°39'20"E a distance of 76.86 feet to a point; thence heading

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S73°29'22"E a distance of 84.27 feet to a point; thence heading S80°54'58"E a distance of 44.14 feet to a point; thence heading N85°48'04"E a distance of 34.57 feet to a point; thence heading S86°50'12"E a distance of 52.60 feet to a point; thence heading N78°51'36"E a distance of 125.58 feet to a point; thence heading N80°23'36"E a distance of 53.02 feet to a point; thence heading N76°30'36"E a distance of 38.42 feet to a point; thence heading S15°00'22"E a distance of 129.59 feet to a point; thence heading S74°59'38"W a distance of 586.47 feet to a point; thence heading S74°59'38"W a distance of 342.60 feet to a point; thence heading along a non-tangential curve to the right having a delta angle of 03°16'01", radius of 4415.86 feet, curve length of 251.77 feet and a chord bearing of S30°01'10"E to a CHD monument; thence heading along a non-tangential curve to the right having a delta angle of 04°25'59", radius of 4413.37 feet, curve length of 341.49 feet and a chord bearing of S26°10'06"E to a CHD monument; thence heading along a non-tangential curve to the right having a delta angle of 02°26'20", radius of 4412.88 feet, curve length of 192.02 feet and a chord bearing of S16°56'21"E to a point; thence heading S16°45'44"E a distance of 174.28 feet to a point in the southerly property line of The State Of Connecticut; thence heading N89°04'30"W a distance of 44.01 feet to a point; thence heading N86°07'00"W a distance of 25.01 feet to Marshall Road Centerline Rebar; thence heading N84°43'47"W a distance of 19.43 feet to a point; thence heading N89°52'13"W a distance of 5.60 feet to a point; thence heading N89°52'13"W a distance of 21.45 feet to a point; thence heading N86°56'40"W a distance of 18.95 feet to a point; thence heading S88°56'58"W a distance of 28.47 feet to a point; thence heading S84°16'17"W a distance of 31.53 feet to a point; thence heading N89°59'55"W a distance of 100.08 feet to a point; thence heading N86°33'44"W a distance of 50.01 feet to a point; thence heading N86°50'55"W a distance of 100.01 feet to a point; thence continuing N86°50'55"W a distance of 100.01 feet to a point; thence heading N87°08'06"W a distance of 50.00 feet to a point; thence heading

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N79°35'53"W a distance of 101.01 feet to a point; thence continuing N79°35'53"W a distance of 101.01 feet to a point; thence heading N79°44'18"W a distance of 50.49 feet to a point; thence heading N79°19'03"W a distance of 202.16 feet to a point; thence heading N78°51'57"W a distance of 7.00 feet to a point; thence heading S20°33'08"W a distance of 37.43 feet to a point; thence heading N78°08'20"W a distance of 62.87 feet to rebar; thence heading N77°36'17"W a distance of 113.07 feet to a point; thence heading N81°50'34"W a distance of 34.27 feet to a point; thence heading N77°33'05"W a distance of 16.62 feet to a point; thence heading N79°11'39"W a distance of 43.47 feet to a point; thence heading N82°25'26"W a distance of 39.34 feet to a point; thence heading N78°08'25"W a distance of 38.94 feet to a point; thence heading N83°07'15"W a distance of 78.98 feet to a point; thence heading N80°12'55"W a distance of 34.24 feet to a point; thence heading N85°19'46"W a distance of 27.40 feet to a point; thence heading N76°36'54"W a distance of 265.98 feet to a point; thence heading N84°01'35"W a distance of 26.30 feet to a point; thence heading S88°26'11"W a distance of 43.63 feet to a point; thence heading N88°15'07"W a distance of 49.31 feet to a point; thence heading S81°46'09"W a distance of 28.87 feet to a point; thence heading S88°40'04"W a distance of 102.13 feet to a point, said point being the point and place of beginning for the above-referenced parcel, is hereby annexed to and incorporated in the city of Bridgeport.

Sec. 2. (*Effective from passage*) Any deed, easement or other instrument made for the purpose of conveying an interest in the real property described in section 1 of this act and recorded prior to the effective date of this section, otherwise valid except that such instrument states that any portion of the real property described in section 1 of this act is located in the town of Trumbull, is hereby validated.

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Sec. 3. Section 19 of public act 09-4 of the September special session is repealed and the following is substituted in lieu thereof (*Effective from passage*):

(a) Notwithstanding any provision of the general statutes, the Commissioner of Environmental Protection shall convey to the city of Bridgeport two parcels of land located in the [town of Trumbull] city of Bridgeport pursuant to section 1 of this act, for the price of two million eight hundred thousand dollars plus the administrative costs of making such conveyance. Said parcels of land have [an] a combined area of approximately [33] 35 acres and [is] are identified as follows:

PROPOSED PARCEL B-1

Commencing at a point in the easterly line of Old Town Road, said point being the southwest corner of land N/F The State Of Connecticut, thence heading northwesterly along the westerly line of Old Town Road N04°14'23"W a distance of 191.55 feet to a point; thence heading along a curve to the left having a radius of 327.46 feet and a curve length of 61.25 feet to a point in the northerly property line of The State Of Connecticut; thence heading N74°58'19"E a distance of 20.56 feet to a point; thence heading N19°53'57"E a distance of 78.18 feet to a point; thence heading N63°05'56"E a distance of 174.50 feet to a point; thence heading S71°54'04"E a distance of 59 36 feet to a point; thence heading S26°54'04"E a distance of 50.56 feet to a point; thence heading S71°54'04"E a distance of 36.12 feet to a point; thence heading N59°39'22"E a distance of 230.37 feet to a point; thence heading N67°54'35"E a distance of 140.71 feet to a point; thence heading N79°03'45"E a distance of 455.14 feet to a point; thence heading N42°40'29"E a distance of 138.51 feet to a point; thence heading N06°52'15"E a distance of 79.51 feet to a point; thence heading N62°13'58"W a distance of 273.03 feet to a point; thence heading N27°46'02"E a distance of 197.92 feet to a point; thence heading S62°13'58"E a distance of 399.26 feet to a point; thence heading

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N66°29'16"E a distance of 118.20 feet to a point, in the easterly property line of The State Of Connecticut; thence heading S35°37'25"E a distance of 210.42 feet to a CHD monument; thence heading along a curve to the Right having a delta angle of 04°46'45" and a curve length of 368.13 feet to a CHD monument; thence heading along a curve to the right having a delta angle of 04°26'00" and a curve length of 341.49 feet, to a CHD monument; thence heading along a curve to the right having a delta angle of 02°29'34" and a curve length of 192.02 feet to a point; thence heading S16°45'44"E a distance of 174.28 feet to a point in the southerly property line of The State Of Connecticut; thence heading N89°04'30"W a distance of 44.01 feet to a point; thence heading N86°07'00"W a distance of 25.01 feet to Marshall Road Centerline Rebar; thence heading N84°43'47"W a distance of 5.60 feet to a point; thence heading N89°52'13"W a distance of 5.60 feet to a point; thence heading N89°52'13"W a distance of 21.45 feet to a point; thence heading N86°56'40"W a distance of 18.95 feet to a point; thence heading S88°56'58"W a distance of 28.47 feet to a point; thence heading S84°16'17"W a distance of 31.53 feet to a point; thence heading N89°59'55"W a distance of 100.08 feet to a point; thence heading N86°33'44"W a distance of 50.01 feet to a point; thence heading N86°50'55"W a distance of 100.01 feet to a point; thence continuing N86°50'55"W a distance of 100.01 feet to a point; thence heading N87°08'06"W a distance of 50.00 feet to a point; thence heading N79°35'53"W a distance of 101.01 feet to a point; thence continuing N79°35'53"W a distance of 101.01 feet to a point; thence heading N79°44'18"W a distance of 50.49 feet to a point; thence heading N79°19'03"W a distance of 202.16 feet to a point; thence heading N78°51'57"W a distance of 7.00 feet to a point; thence heading S20°33'08"W a distance of 37.43 feet to a point; thence heading N78°08'20"W a distance of 62.87 feet to rebar; thence heading N77°36'17"W a distance of 113.07 feet to a point; thence heading N81°50'34"W a distance of 34.27 feet to a point; thence heading N77°33'05"W a distance of 16.62 feet to a point; thence heading

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N79°11'39"W a distance of 43.47 feet to a point; thence heading N79°11'39"W a distance of 43.47 feet to a point; thence heading N82°25'26"W a distance of 39.34 feet to a point; thence heading N78°08'25"W a distance of 38.94 feet to a point; thence heading N83°07'15"W a distance of 78.98 feet to a point; thence heading N80°12'55"W a distance of 34.24 feet to a point; thence heading N85°19'46"W a distance of 27.40 feet to a point; thence heading N76°36'54"W a distance of 265.98 feet to a point; thence heading N84°01'35"W a distance of 26.30 feet to a point; thence heading S88°26'11"W a distance of 43.63 feet to a point; thence heading N88°15'07"W a distance of 49.31 feet to a point; thence heading S81°46'09"W a distance of 28.87 feet to a point; thence heading S88°40'04"W a distance of 102.13 feet to a point, said point being the point and place of beginning for the proposed Parcel B-1.

PROPOSED PARCEL C-1

Commencing at a point in the westerly line of Quarry Road, said point being the northeast corner of land N/F The State of Connecticut, thence heading southeasterly along the westerly line of Quarry Road S15°00'22"E a distance of 129.59 feet to a point in the southerly property line of The State of Connecticut; thence heading S74°59'38"W a distance of 586.47 feet to a point in the westerly property line of The State of Connecticut; thence heading N33°09'47"W a distance of 43.56 feet to a CHD monument; thence heading N28°01'19"W a distance of 200.81 feet to a CHD monument; thence heading N33°09'35"W a distance of 115.06 feet to a point in the northerly property line of The State of Connecticut; thence heading S83°23'21"E a distance of 198.93 feet to a point; thence heading S75°19'13"E a distance of 17.67 feet to a point; thence heading S77°39'20"E a distance of 76.86 feet to a point; thence heading S73°29'22"E a distance of 84.27 feet to a point; thence heading S80°54'58"E a distance of 44.14 feet to a point; thence heading S85°48'04"E a distance of 34.57 feet to a point; thence heading

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S86°50'12"E a distance of 52.60 feet to a point; thence heading N78°51'36"E a distance of 125.58 feet to a point; thence heading N80°23'36"E a distance of 53.02 feet to a point; thence heading N76°30'36"E a distance of 38.42 feet to a point, said point being the point and place of beginning for the proposed Parcel C-1.

The conveyance shall be subject to the approval of the State Properties Review Board.

(b) The city of Bridgeport shall use said [parcel] parcels of land for educational and municipal purposes. If the city of Bridgeport does not begin construction of a regional magnet high school on such property not later than ten years after acquiring title to said parcels, the parcels shall revert to the state of Connecticut, except if the city of Bridgeport agrees to maintain said parcels, in perpetuity, as a public park, and such restriction is properly recorded in the [town of Trumbull] city of Bridgeport land records.

(c) The Commissioner of Environmental Protection shall use the proceeds from the sale of said parcels for the purchase of real property [in the city of Bridgeport] that will provide an equivalent replacement for said parcels described in subsection (a) of this section. Such proceeds shall be considered special appropriations reserved for special use and exempt from deposit into the General Fund. The Commissioner of Environmental Protection may consider a certain parcel, previously identified for such replacement purposes and consisting of approximately 10 acres, as a suitable replacement for said parcels.

(d) The State Properties Review Board shall complete its review of the conveyance of said [parcel] parcels of land not later than thirty days after it receives a proposed agreement from the Department of Environmental Protection. The land shall remain under the care and control of said department until a conveyance is made in accordance

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with the provisions of this section. The State Treasurer shall execute and deliver any deed or instrument necessary for a conveyance under this section, which deed or instrument shall include provisions to carry out the purposes of subsection (b) of this section. The Commissioner of Environmental Protection shall have the sole responsibility for all other incidents of such conveyance.

Sec. 4. (*Effective from passage*) The Department of Environmental Protection shall negotiate in good faith with the town of Trumbull concerning the future use and ownership by the town of Trumbull of a portion of a certain parcel located in the town of Trumbull, that is owned by the state and managed by the city of Bridgeport, to find a mutually agreeable use for said portion that will benefit both state and municipal residents. Said portion has an area of approximately 18.49 acres and is located within the Fairchild Memorial Park. Any such agreement shall conform with the intent of the gift deed of Antoinette and D. Fairchild Wheeler to the city of Bridgeport dated June 19, 1922, that required the parcel containing such portion to be used for park purposes.

Sec. 5. Number 196 of the special acts of 1961 is amended to read as follows (*Effective from passage*):

The boundaries of the Center Fire District in the town of Trumbull are extended as follows:

Beginning at a point on the Monroe-Trumbull town line which point is 200 feet east of the intersection of the center line of Teller Road and the Monroe-Trumbull town line;

Thence proceeding easterly along the Monroe-Trumbull town line to the point where the town line intersects the boundary line between voting districts 1 and 3, a distance of 4,000 feet, more or less;

Thence proceeding southerly along the boundary line between

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voting districts 1 and 3 to a point on said boundary which is the westerly boundary of the proposed right-of-way of the State of Connecticut for the relocation of Route 25, a distance of 12,500 feet, more or less;

Thence proceeding northwesterly along the westerly boundary of said proposed right-of-way to its intersection with Whitney Avenue, a distance of 5,000 feet, more or less; [.]

Thence proceeding easterly along Whitney Avenue to a point 200 feet easterly of the center line of the relocation of Teller Road, a distance of 1,300 feet, more or less;

Thence northerly along a line generally parallel to and 200 feet east of the center line of the relocation of Teller Road, a distance of 6,000 feet, more or less, to the point or place of beginning, excepting from the above-described area any portion included therein of the approximately 54.94 acres described in section 1 of this act.

Signed by Governor in Original April 16, 2011.